

# Chatham Twp.

## April 2019 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	21E Kensington Road	OneFloor	1	1.0	17	\$310,000	\$310,000	\$310,000	100.00%	\$209,800	1.48
2	144 Terrace Drive	TwnIntUn	2	2.0	34	\$449,000	\$449,000	\$430,000	95.77%	\$400,000	1.08
3	754 River Road	CapeCod	3	2.1	59	\$560,000	\$530,000	\$517,000	97.55%	\$383,600	1.35
4	135 Terrace Drive	TwnEndUn	3	2.1	170	\$585,000	\$550,000	\$550,000	100.00%	\$490,000	1.12
5	5 Mountainview Road	CapeCod	2	1.1	107	\$899,000	\$599,000	\$599,000	100.00%	\$554,700	1.08
6	5 Whitman Drive	CapeCod	4	1.1	34	\$875,000	\$875,000	\$855,000	97.71%	\$689,500	1.24
7	173 Noe Avenue	CapeCod	4	2.0	136	\$949,900	\$899,900	\$860,000	95.57%	\$800,800	1.07
8	80 Lisa Drive	Colonial	4	2.1	28	\$999,000	\$949,000	\$949,000	100.00%	\$855,900	1.11
9	42 Edgewood Road	Colonial	4	2.1	18	\$1,289,000	\$1,289,000	\$1,200,000	93.10%	\$906,100	1.32
10	22 Whitman Drive	Colonial	5	3.1	49	\$1,299,000	\$1,299,000	\$1,250,000	96.23%	\$957,300	1.31
11	611 Fiarmonth Road	Colonial	6	5.1	51	\$1,424,900	\$1,424,900	\$1,424,900	100.00%		
12	22 Runnymede Road	Contemp	6	6.1	1	\$1,649,000	\$1,649,000	\$1,490,000	90.36%		
13	7 Whitman Drive	Colonial	6	5.1	184	\$2,399,000	\$2,399,000	\$2,325,000	96.92%	\$2,112,500	1.10
14	22 Dale Drive	Colonial	7	7.1	1	\$2,800,000	\$2,800,000	\$2,800,000	100.00%		
15	246 Lafayette Avenue	Colonial	5	6.3	211	\$3,195,000	\$3,195,000	\$2,900,000	90.77%	\$2,488,800	1.17
AVERAGE					73	\$1,312,187	\$1,281,187	\$1,230,660	96.93%		1.20

### "Active" Listings in Chatham Twp.

Number of Units: 75  
 Average List Price: \$1,541,559  
 Average Days on Market: 60

### "Under Contract" Listings in Chatham Twp.

Number of Units: 37  
 Average List Price: \$1,108,865  
 Average Days on Market: 46

# Chatham Twp. 2019 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	84	77	63	73									74
List Price	\$1,061,045	\$1,089,142	\$1,226,385	\$1,281,187									\$ 1,174,549
Sales Price	\$1,017,754	\$1,046,958	\$1,190,208	\$1,230,660									\$ 1,131,204
SP:LP%	96.94%	95.88%	97.65%	96.93%									96.87%
SP to AV	1.12	1.15	1.10	1.20									1.14
# Units Sold	11	12	13	15									51
3 Mo Rate of Ab	4.88	5.00	5.08	5.23									5.05
Active Listings	57	53	62	75									62
Under Contracts	21	29	33	37									30

## Flashback! YTD 2018 vs YTD 2019

YTD	2018	2019	% Change
DOM	42	74	77.67%
Sales Price	\$1,162,595	\$1,131,204	-2.70%
LP:SP	99.38%	96.87%	-2.52%
SP:AV	1.23	1.14	-7.42%

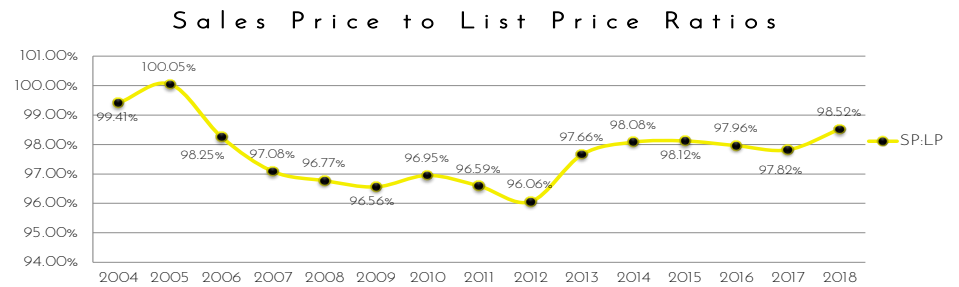


YTD	2018	2019	% Change
# Units Sold	42	51	21.43%
Rate of Ab 3 Mo	6.27	5.23	-16.59%
Actives	76	75	-1.32%
Under Contracts	38	37	-2.63%

## Chatham Twp. Yearly Market Trends

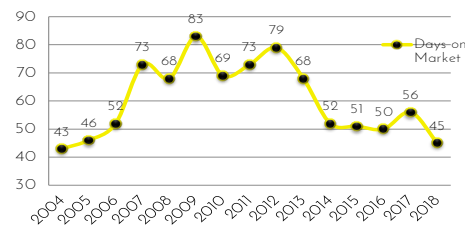


## Chatham Twp. Yearly Market Trends

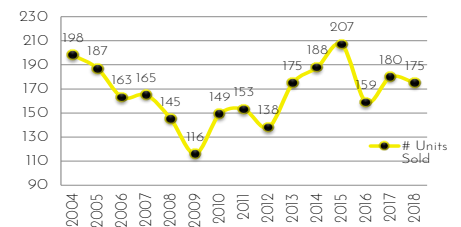


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
LP	\$655,122	\$841,583	\$955,741	\$1,080,590	\$1,012,666	\$866,267	\$939,518	\$895,716	\$933,235	\$953,162	\$1,007,505	\$1,045,004	\$1,086,303	\$1,073,298	\$1,104,439
SP	\$651,060	\$828,597	\$935,918	\$995,000	\$976,664	\$828,318	\$906,601	\$866,988	\$891,909	\$929,478	\$984,759	\$1,020,952	\$1,059,894	\$1,044,964	\$1,086,993

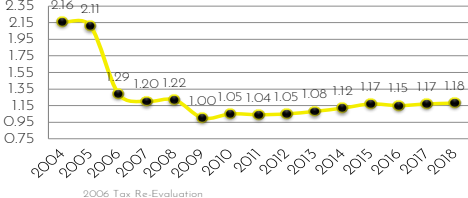
### Average Days on Market



### Number of Units Sold



### Sales Price to Assessed Value Ratio



### 12 Month Rate of Absorption

